

**Cherokee County Zoning Board of Appeals**  
**Public Hearing**  
**Agenda**  
**Thursday, December 5, 2002**  
**6:30 p.m.**

**Old Cases**

Case #02-11-043A Janusz B. Ziolkowski requesting a variance to Article 7, Table 7.1A; Minimum District Development Standards. The applicant is requesting a variance on Tract 1 to reduce the west side building setback to 49', reduce the east side building setback to 17' and a variance to reduce the minimum lot width to 128' instead of the required 150' minimum lot width. The applicant is also requesting a variance to reduce the west side setback to 20' on Tract 2. This property is located at 2425 Lower Birmingham Road in Land Lot 300 of the 2<sup>nd</sup> District and further described as Cherokee County Tax Map 02N07, Parcel 091.

Case #02-11-045A Eddie Wang requesting a variance to Article 11, Table 11.1; Sign Regulations. The applicant is requesting a variance to allow one additional freestanding sign on this property. This property is located at 14865 Hwy 92 in Land Lot 1256 of the 15<sup>th</sup> District and further described as Cherokee County Tax Map 15N30, Parcels 064.

Case #02-11-047A Bill & Jane Dreyer requesting variances to Article 7, Table 7.1A; Minimum District Development Standards. The applicant is requesting a variance to be allowed to construct a home on a non-conforming lot that consists of approximately 1.5 acres in the AG zoning district and requesting a variance to reduce the building setbacks to 35' on the front, 40' on the sides and 40' on the rear. This property is located at 441 Wyatt Road in Land Lot 1055 of the 3<sup>rd</sup> District and further described as Cherokee County Tax Map 03N23, Parcel 047.

**New Cases**

Case #02-12-048A David T. Graham requesting variances to Article 7, Table 7.1A; Development District Standards and Article 13; Non-Conforming Uses. The applicant is requesting a variance to reduce the front building setback along Ball Ground Hwy to 65', a variance to reduce the rear setback to 30' and a variance to reduce the side setback to 15'. The applicant is also requesting a variance to allow an enlargement of an existing use. This property is located at 8609 Ball Ground Hwy in Land Lot 065 of the 3<sup>rd</sup> District and further described as Cherokee County Tax Map 03N07, Parcel 003.

Case #02-12-049A McDonald's requesting a variance to Article 11, Table 11.1; Signs. The applicant is requesting a variance of 65 sq. ft. to allow a 185 sq. ft. instead of the required 120 sq. ft. sign maximum. This property is located at 8008 Cumming Hwy in Land Lot(s) 851 of the 3<sup>rd</sup> District and further described as Cherokee County Tax 03N10, Parcels 114C.

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**ZBA Agenda**

Case #02-12-050A New Point Investments, Inc. requesting a variance to Article 16.1; Hwy 92 Overlay, Section III; Boundaries. The applicant is requesting a variance to extend the boundary of this Overlay approximately 2900' to the North of the centerline of Hwy 92. This property is located along Hwy 92 in Land Lot(s) 1106, 1107, 1108, 1126 and 1127 of the 21<sup>st</sup> District and further described as Cherokee County Tax Map 21N12, Parcel(s) 022, 052, 052A and 053A.

**Other Items**

Approval of November 7, 2002 Minutes.

